



CITY OF KETCHUM
SPECIAL MEETING MINUTES OF THE CITY COUNCIL
Monday, November 18, 2021

CALL TO ORDER: *(00:21:20 in video)*

Mayor, Bradshaw called the meeting of Ketchum City Council to order at 4:00 p.m.

Roll Call:

Mayor, Neil Bradshaw
Courtney Hamilton
Amanda Breen
Jim Slanetz
Michael David

Also Present:

Jade Riley – City Administrator
Lisa Enourato - Public Affairs & Administrative Services Manager
Tara Fenwick – City Clerk & Administrative Business Manager
Shellie Rubel – City Treasurer
Matt Johnson – Legal Counsel
Suzanne Frick – Director, Planning and Building
Morgan Landers - Senior Planner
Adam Crutcher – Planner
Greg Dunfield – Owner GMD
Debra Nelson – GMD Development
Charles Friedman – Executive Director KCDC
Nathan Harvill – Blaine County Housing
Mike Goitiandia – Clear Creek Disposal

Mayor, Neil Bradshaw requested that agenda item 11 be deferred for the next meeting and items 23 and 24 be approved as Action Items. Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Michael David. The motion passed. All in Favor.

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Councilor, Michael David re-capped recent accidents and fatalities within the Community and encouraged the everyone to slow down.

Councilor, Courtney Hamilton expressed appreciation for the recycling tour.

Councilor, Jim Slanetz appreciated the tour of recycling.

Mayor, Neil Bradshaw thanked the Community for election participation and expressed gratitude to his former running-mates and welcomed their on-going engagement. He also shared that Community participation in sharing their feedback via the city housing Survey.

CONSENT AGENDA: *(00:26:34 in video).*

Councilor, Jim Slanetz, asked that agenda item #14 be pulled for comment.

Councilor, Jim Slanetz recommended study on this area of town be accomplished, asking for a better connection point in and out of town.

Motion to approve consent agenda items 1 – 16. Except for item 11.

Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Amanda Breen.

The motion passed. All in Favor.

PUBLIC HEARING: *(00:29:40 in video).*

ACTION ITEM: Recommendation to approve the Smiles Subdivision Lot Line Shift Final Plat & Findings of Fact, Conclusions of Law, and Decision.

Mayor, Neil Bradshaw, opened public comment.

No public comment was made.

Mayor, Neil Bradshaw, closed public comment.

Motion to approve the Smiles Subdivision Lot Line Shift Final Plat & Findings of Fact, Conclusions of Law, and Decision.

Motion made by Councilor, Courtney Hamilton and seconded by Councilor, Jim Slanetz.

The motion passed. All in Favor.

ACTION ITEM: Recommendation to Approve third reading of Ordinance #1227 – Amending KMC Section 15.20.060, Green Building Code for electric vehicle charging infrastructure.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Mayor, Neil Bradshaw, closed public comment.

Motion to conduct the third reading of Ordinance 1227, by title only.

Motion made by Councilor, Courtney Hamilton, and seconded by Councilor, Amanda Breen.

The motion passed. All in Favor.

City Clerk, Tara Fenwick, read the title of Ordinance 1227.

ACTION ITEM: Recommendation to approve third reading of Ordinance #1228 with Clear Creek Franchise.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Mayor, Neil Bradshaw, closed public comment.

City Administrator, Jade Riley made a clarification of policy in the agreement (*Section 2.4, page 7*). Mike Goitiandia addressed Council requesting approval on an earlier start time, (*6:00 a.m.*), in the Commercial Zone, to allow easier access to large dumpsters prior to business openings.

Motion to conduct the third reading of Ordinance 1228, by title only.

Motion made by Councilor, Courtney Hamilton, and seconded by Councilor, Jim Slanetz.

The motion passed. All in Favor.

City Clerk, Tara Fenwick, read the title of Ordinance 1228.

ACTION ITEM: Recommendation to approve the first, second and third reading of Ordinance #1229 - Amending FY21 Budget.

Mayor, Neil Bradshaw, asked for public comment.

No public comment was made.

Mayor, Neil Bradshaw, closed public comment.

Motion to waive the first and second reading and conduct the third reading of Ordinance 1229, by title only. Motion made by Councilor, Amanda Breen, and seconded by Councilor, Courtney Hamilton. The motion passed. All in Favor.

City Clerk, Tara Fenwick, read the title of Ordinance 1229.

NEW BUSINESS: (00:50:45 in video).

The mayor invited public comment on all new business items.

1. Morgan Landers, Senior Planner, provided an update to Community Housing In-Lieu Fees.

Mayor, Neil Bradshaw invited public comment:

Spencer Cordovano	Video 01:04:30
Harry Griffith	Video 01:05:53
Perry Boyle	Video 01:09:14
Bob Crosby	Video 01:09:34
Wolfgang Dieterich	Video 01:14:47

Council discussed the item in reference to public feedback.

2. Jade Riley, City Administrator, provided a review of a draft Short-term Rental Ordinance.

Assistant Fire Chief, Seth Martin provided Council an overview of Occupancy, Residential Classification and Fire Codes. Then he addressed Council questions.

Jade Riley, City Administrator, provided Council an overview of anticipated staffing expenses to track and enforce compliance to new codes.

Mayor, Neil Bradshaw invited public comment:

Kris Gilarowski	Video 02:07:30
Wolfgang Dieterich	Video 02:13:16
Bob Crosby	Video 02:19:19
Harry Griffith	Video 02:23:21
Spencer Cordovano	Video 02:25:02
Perry Boyle	Video 02:29:04

Council discussed the item in reference to public feedback.

3. Matt Johnson, City Attorney, provided a summary on the request to reconsider the Bluebird Village Community Housing Project, Design Review P21-063.

Councilor, Courtney Hamilton recused herself.

Motion to adopt the request to reconsider the Bluebird Village Community Housing Project, Design Review P21-063.

Motion made by Councilor, Amanda Breen, seconded by Councilor, Jim Slanetz.

All in Favor. 1 Recused.

4. Jade Riley, City Administrator, presented recommendation to Approve Ground Lease Agreement #22750 for Bluebird Community Housing Project.

Greg Dunfield, owner of GMD Development, reminded the Council on how the lower level of the facility will be used and provided a summary of how annual recertification of household income is expected to be managed then, answered Councilor's questions.

Mayor, Neil Bradshaw invited public comment:

Perry Boyle	Video 03:33:27
Spencer Cordovano	Video 03:35:48

Motion to approve the ground lease with KCDC for Bluebird Village located at 480 East Avenue, Ketchum.

Motion made by Councilor, Amanda Breen, seconded by Councilor, Michael David. All in Favor. 1 Recused.

EXECUTIVE SESSION:

None.

ADJOURNMENT:

Motion to adjourn at 7:22 p.m. Motion made by Councilor, Michael David, seconded by Councilor, Amanda Breen. All in Favor.

Mayor, Neil Bradshaw

City Clerk, Tara Fenwick